

STATE OF TEXAS
COUNTY OF FAYETTE

TOPLINE RESIDENTIAL SUBDIVISION
"TRACT NO. 1"
7.488 ACRES

All that certain tract or parcel of land containing **7.488 acres** situated in the Fayette County School Land Survey, A-182, in Fayette County, Texas, being "TRACT NO. 1" of TOPLINE

RESIDENTIAL SUBDIVISION according to the plat recorded in Volume

2, Page 292 of the Plat Records of Fayette County, said "TRACT NO. 1" being part of that original tract described as 24.981 acres in a deed from Ilopango Dairy Products, LLC to Topline Residential Services, LLC dated July 22, 2021 and recorded in Volume 2005, Page 696 of the Official Records of Fayette County, said **7.488 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the South right-of-way line of F.M. Highway 1383 (80' right-of-way - Vol. 263, Pg. 598 - F.C.D.R.) for the Northeast corner of the (called) 15.29 acre Byron Wagner tract (Vol. 1547, Pg. 107 F.C.O.R.), the Northwest corner of said (original) 24.981 acre Topline Residential Services tract, the Northwest corner of the tract herein described and the **PLACE OF BEGINNING**, said point having a coordinate value of North = 13,839,991.40 feet and East = 2,632,226.79 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011);

Thence **North 87 degrees 31 minutes 05 seconds East, 317.36 feet** along said South right-of-way line to a 1/2" iron rod found for the Northwest corner of "TRACT NO. 2" of said TOPLINE RESIDENTIAL SUBDIVISION and the Northeast corner of the tract herein described;

Thence **South 02 degrees 28 minutes 55 seconds East**, departing said highway, **1,043.51 feet** to a 1/2" iron rod found in the common line between said (original) 24.981 acre Topline tract and the (called) 51.43 acre Byron Wagner tract (Vol. 1147, Pg. 4 F.C.O.R.) for the Southwest corner of said "TRACT NO. 2" and the Southeast corner of the tract herein described;

Thence **South 87 degrees 43 minutes 55 seconds West, 308.17 feet** along said common line to 1/2" iron rod found for the Southeast corner of the (called) 15.29 acre Byron Wagner tract (Vol. 1547, Pg. 107 F.C.O.R.), the Southwest corner of said (original) 24.981 acre Topline tract and the Southwest corner of the tract herein described, from which a 5/8" iron rod found bears North 02 degrees 59 minutes 15 seconds West, 6.35 feet;

TOPLINE RESIDENTIAL SUBDIVISION
"TRACT NO. 1" - 7.488 ACRES
PAGE 2 OF 3

Thence **North 02 degrees 59 minutes 15 seconds West, 1,042.40 feet** along the common line between said Topline tract and said 15.29 acre Wagner tract to the **PLACE OF BEGINNING** and containing **7.488 acres**.

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011). Convergence = +01 degree 01 minutes 29 seconds. Combined factor = 0.9998786.

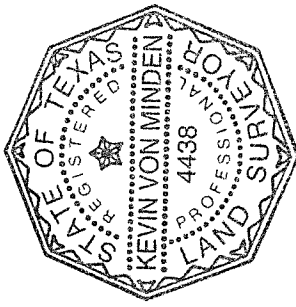
STATE OF TEXAS
COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.
Registration No. 4438
August 31, 2021
BEFCO Job No. 21-8043 TR-1

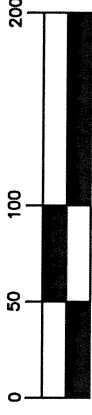


PLACE OF COMMENCEMENT
N 13;839;991.40'
E 2,632,226.79'

F.M. HIGHWAY 1383

State of Texas
80' right-of-way
Vol. 263, Pg. 598
F.C.D.R.

N87°31'05"E 317.36'



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- — 1/2" iron rod found (or as noted)
- — 1/2" iron rod set
- — Concrete monument found
- g — Gas pipeline (Approx. location)
- o — Pipeline marker
- x — Wire fenceline
- o — Chain link fence

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System — South Central Zone — NAD 83 (2011).

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0425C dated October 17, 2006.

Convergence = +0101'29"
Combined Factor=0.9998786

EASEMENTS/MATTERS OF RECORD (Stewart Title Guaranty Company GF# 26127 effective March 18, 2021 and issued April 9, 2021)

Texas-Louisiana Pipeline Corp.
Pipeline easement
Vol. 153, Pg. 628
F.C.D.R.
(no locative description)

PGP Gas Products, Inc.
40' Pipeline easement
Vol. 532, Pg. 389
Vol. 532, Pg. 403
F.C.D.R.
(no locative description)

Palm Petroleum Co.
30' Pipeline easement
Vol. 690, Pg. 20
F.C.D.R.
(no locative description)

Jury of View Report
Vol. 144, Pg. 1
F.C.D.R.

(This document conveys right-of-way for U.S. Highway 77, is located entirely within the current right-of-way of said highway and does not directly affect the Subject Tract)

Fayette Electric Cooperative
Blanket electric easement
(no locative description)
Vol. 176, Pg. 65
F.C.D.R.

State of Texas
Right-of-way deed & channel easement
Vol. 263, Pg. 598
F.C.D.R.

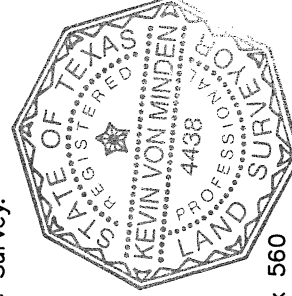
(1.46 acre right-of-way parcel is entirely within the current right-of-way of FM Highway 1383 and channel easement is located elsewhere on the parent tract — Both items do not directly affect the Subject Tract)

Colorado Valley Telephone
Telecommunications easement
(no locative description)
Vol. 1703, Pg. 178
F.C.O.R.

Fayette County Groundwater Conservation District Rules
Vol. 1260, Pg. 142;
Vol. 1384, Pg. 493
F.C.O.R.

30'X50' Shared driveway easements
Per Plat Vol. 2, Pg. 292
Plat Records

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey.



Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
August 31, 2021

Field Book 560

S:\Kevin\Land Projects 3\21-8043\dwg\21-8043D tract 1
BEFCO Job No. 21-8043

S02°28'55"E

1043.51'

7.488 ACRES

"TRACT NO. 1"
TOPLINE RESIDENTIAL
SUBDIVISION
7.488 Ac.
Vol. 2, Pg. 292
Fayette Co. Plat Records

"TRACT NO. 2"
TOPLINE RESIDENTIAL
SUBDIVISION
5.872 Ac.
Vol. 2, Pg. 292
Fayette Co. Plat Records

S87°43'55"W

308.17'

5/8" Iron rod found
bears N02°59'15"W,
6.35'

Byron Wagner
51.43 Ac. (Deed)
Vol. 1147, Pg. 4
F.C.O.R.

STATE OF TEXAS

COUNTY OF FAYETTE

PLAT SHOWING THE SURVEY OF A 7.488 ACRE TRACT SITUATED IN THE FAYETTE COUNTY SCHOOL LAND SURVEY, A-182, IN FAYETTE COUNTY, TEXAS, BEING "TRACT NO. 1" OF THE TOPLINE RESIDENTIAL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 292 OF THE FAYETTE COUNTY PLAT RECORDS, SAID "TRACT NO. 1" BEING PART OF THAT TRACT DESCRIBED AS 24.981 ACRES IN A DEED FROM ILOPANGO DAIRY PRODUCTS, LLC, TO TOPLINE RESIDENTIAL SERVICES, LLC, DATED JULY 22, 2021 AND RECORDED IN VOLUME 2005, PAGE 696 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY.

Byron Wagner
15.29 Ac. (Deed)
Vol. 1547, Pg. 107
F.C.O.R.

N02°59'15"W

1042.40'

50'

30'

2-30' X 50'
Driveway
easements
Vol. 2, Pg.
292
Plat Records

Pipeline
valves

Multifuels Pipeline (approx)

DCP Pipeline (approx)